

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	12	+ 50.0%	16	21	+ 31.3%
Closed Sales	3	9	+ 200.0%	15	20	+ 33.3%
Median Sales Price*	\$1,720,000	\$1,600,000	- 7.0%	\$1,800,000	\$1,600,000	- 11.1%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	20	36	+ 80.0%	79	52	- 34.2%
Percent of Original List Price Received*	109.4%	101.0%	- 7.7%	98.7%	100.3%	+ 1.6%
New Listings	17	14	- 17.6%	26	28	+ 7.7%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

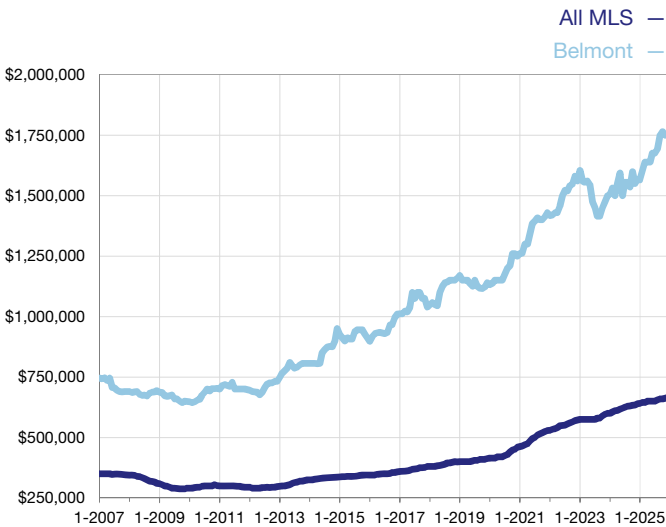
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	5	- 16.7%	13	13	0.0%
Closed Sales	3	1	- 66.7%	10	9	- 10.0%
Median Sales Price*	\$1,600,000	\$720,000	- 55.0%	\$1,122,000	\$1,050,000	- 6.4%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	43	86	+ 100.0%	48	104	+ 116.7%
Percent of Original List Price Received*	100.6%	93.6%	- 7.0%	100.2%	96.5%	- 3.7%
New Listings	6	13	+ 116.7%	14	18	+ 28.6%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

